

BUILDING BROCHURE

EVOLVE

13308 Central Ave. · Surrey, BC V3T 0M4 · Whalley







18 FOR SALE
FROM \$249,900

6 SOLD · 12 MO
\$320,000–\$530,000



Unit Mix

Studio

9 units
313 – 422 sf
from \$288,000

1 Bedroom

52 units
347 – 902 sf
from \$249,900

2 Bedroom

36 units
499 – 1,032 sf
from \$380,000

4 Bedroom

1 unit
1,945 – 1,945 sf
from \$1,450,000

For Sale in Evolve & Complex

18 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$549,000	2 / 2	736 sf	\$746	2506 13308 CENTRAL AVENUE
\$512,000	2 / 2	843 sf	\$607	3303 13308 CENTRAL AVENUE
\$479,900	2 / 1	658 sf	\$729	1412 13308 CENTRAL AVENUE
\$465,000	2 / 2	807 sf	\$576	1103 13308 CENTRAL AVENUE
\$459,900	1 / 2	828 sf	\$555	104 13308 CENTRAL AVENUE
\$408,000	1 / 1	461 sf	\$885	3008 13308 CENTRAL AVENUE
\$379,900	1 / 1	471 sf	\$807	301 13308 CENTRAL AVENUE
\$349,900	1 / 1	521 sf	\$672	1201 13308 CENTRAL AVENUE
\$349,000	1 / 1	424 sf	\$823	407 13308 CENTRAL AVENUE
\$346,800	1 / 1	347 sf	\$999	2311 13308 CENTRAL AVENUE

...and 8 more — see all 18 at bccondos.net/13308-central-ave

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$320,000	1 / 1ba	457 sf	\$700	2026-02-23
\$499,000	2 / 2ba	749 sf	\$666	2026-02-02
\$380,000	2 / 1ba	510 sf	\$745	2026-01-12
\$416,000	2 / 1ba	510 sf	\$816	2025-11-13

Value & Financing

Price Positioning

\$753 /sq ft

Active listings here average **\$753/sf** vs **\$779/sf** across Whalley.

3% below area average

Mortgage Snapshot

\$1,197 /mo

Entry price (from) **\$249,900**

20% down payment **\$49,980**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 2018	LEVELS 36	SUITES 407	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS5580	DEVELOPER Weststone
ARCHITECT Chris Dikeakos Architects Inc.		MANAGEMENT Awm Alliance Real Estate Group Ltd.	

Overview

Evolve at 13308 Central Ave, Surrey, BC V3T 0M4, Canada, Strata Plan Number EPS5580. Crossroad are Central Avenue and 133 Street in the neighbourhood of Whalley-North Surrey. Evolve is 36 stories with 407 units. Developed by WestStone Group. Architecture by Chris Dikeakos Architects Inc. Rising above Surrey City Centre with incredible 360-degree views, EVOLVE Condominiums features a penthouse amenity area including indoor and outdoor meeting places and spaces to relax, enjoy the views, meet with friends or work-out. Enjoy the gourmet kitchen for entertaining guests, a fully equipped gym/fitness room or the theatre/media room. Downstairs, interconnecting garden paths will connect EVOLVE to Central Surrey amenities and transit. As well as fully secured underground parking, if your choice of transportation is biking, secure bicycle storage will be available.

Nearby parks include Whalley Athletic Park, Tom Binnie Park and Royal Kwantlen Park. Nearby schools include Old Yale Road Elementary School, Sprott Shaw College - Surrey Campus, AHP Matthew Elementary, KB Woodward Elementary and Simon Fraser University. The closest grocery stores are Kingswood Grocery, All Day All Nite and Kenkoy Filipino Food Mart. Nearby coffee shops include Blenz Coffee, Bistro Panini and Starbucks - in Safeway. Nearby restaurants include Ocean Park Pizza, Rainbow Music Cafe and Alannah Alden.

Amenities & Features

- ✓ Bike Storage
- ✓ Exercise Centre
- ✓ Clubhouse

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Snow Removal
- ✓ Concierge
- ✓ Heat
- ✓ Management
- ✓ Sewer

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call